



# Weekly Permit Bulletin

June 26, 2014

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## How to use this Bulletin

### To learn more about a project:

- Call the planner assigned to the project.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

### To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

### To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2<sup>nd</sup> floor on the appeal deadline indicated in the notice.
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at (360)459-6327.

### To receive the bulletin by email:

Please access our city website at [www.bellevuewa.gov](http://www.bellevuewa.gov) and click on How do I / Get involved / E-mail News. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

## How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110<sup>th</sup> Ave NE

P.O. Box 90012  
Bellevue, WA 98009-9012  
425-452-6800



## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

### Notice of Application

#### NOTICE OF APPLICATION

##### 124<sup>th</sup> Ave NE Corridor Project – SEPA Review

**Location:** 124<sup>th</sup> Ave NE from Main Street to Northup Way

**Neighborhood:** Wilburton/NE 8th St.

**File Number:** 14-130765-LM

**Description:** SEPA review to evaluate the proposed construction project along the 124<sup>th</sup> Ave NE Corridor from NE 4<sup>th</sup> St to Northup Way. The project includes street widening, traffic calming and pedestrian safety enhancements, culvert replacement, wetland buffer enhancement, and bio swale installation. The project will also include the conversion of utility lattice towers to monopoles, and the installation of Urban Design elements. The proposed corridor improvements extend approximately 1.3 miles and would be constructed in five phases as follows (not listed in order of sequence):

**Phase 1** - Main Street to NE 8<sup>th</sup> Street: Traffic calming and pedestrian safety enhancements.

**Phase 2** - NE 15<sup>th</sup> Street to NE 18<sup>th</sup> Street: Widening of roadway to five lanes with a multipurpose pathway on the west side of the street. Culvert replacement and wetland buffer mitigation.

**Phase 3** - NE 12<sup>th</sup> Street to NE 15<sup>th</sup> Street:

Widening of the roadway to five lanes, installation of cycle track, and sidewalks.

**Phase 4** – NE 8<sup>th</sup> Street to NE 12<sup>th</sup> Street:

Widening of the roadway, installation of cycle track and sidewalks.

**Phase 5** – NE 18<sup>th</sup> Street to Northup Way:

Installation of sidewalks, culvert replacement and wetland buffer mitigation.

See attached SEPA checklist for disclosure of potential impacts and mitigating measures, attached map for project location, and attached supporting documentation for specific details.

**Approvals Required:** Land Use approval, Concurrency Review and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** July 10, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 14, 2014

**Completeness Date:** June 12, 2014

**Applicant:** City of Bellevue, Transportation

**Applicant Contact:** Marina Arakelyan, PM, City of Bellevue Transportation Department, 425-452-4362

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

### Notice of Decision

#### NOTICE OF THRESHOLD

##### DETERMINATION

##### International Montessori Academy

**Location:** 14929 SE Allen Rd, Bldg. A

**Neighborhood:** Eastgate

**File Number:** 14-109319-LM

**Description:** Land use approval to change a 1,817 square foot 2<sup>nd</sup> floor office use to day care. This will increase the day care use from 3,795 square feet to 5,612 square feet.

**Decision:** Approval with Conditions

**Concurrency Determination:** Certificate of Concurrency Issued

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Minimum Comment Period Ends:** July 10, 2014, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** January 21, 2014

**Completeness Date:** February 21, 2014

**Notice of Application Date:** March 20, 2014

**Applicant Contact:** Kevin Broderick,  
Broderick Architects, 206-682-7525

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

## **NOTICE OF DECISION**

[Lukens Dock](#)

**Location:** 2015 Killarney Way

**Neighborhood:** West Bellevue

**File Numbers:** 13-122010-WG and 14-124658-LO

**Description:** Approval of a Shoreline Substantial Development Permit and Critical Areas Land Use Permit to construct a new dock and install a ground based boatlift. The proposed dock would be fully grated, 4 feet in width, 52 feet in length with a 6 by 8 foot ELL at the end of the pier. The pier will be supported by eight 8" steel piles. The pier will be located a minimum of 12 feet from the extended property lines. The boatlift is proposed to be installed on the north side of the dock and the ELL projects to the south. The proposal includes shoreline planting at the water's edge. Because the ELL is located in water depth less than 9 feet a Critical Areas Land Use Permit with a Critical Areas Report is also required to consider a variation from the water depth standard.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** Critical Areas Land Use Permit and SEPA: July 10, 2014 (14 days following publication of a notice of decision)  
Shoreline Substantial Development Permit: July 17, 2014 (21 days following publication of a notice of decision), 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** August 5, 2013 and February 18, 2014

**Completeness Date:** August 22, 2013 and February 27, 2014

**Notice of Application Dates:** August 29, 2013 and March 6, 2014

**Applicant:** Terrence Lukens

**Applicant Contact:** Ted Burns, Seaborn Pile Driving, 206-947-4010

**Planner:** Heidi Bedwell, 425-452-4862

**Planner Email:** [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

## **NOTICE OF RECOMMENDATION TO CITY HEARING EXAMINER AND NOTICE OF DIRECTOR'S DECISION** [City of Bellevue Utilities Department Bellefield Wastewater Pump Station System Replacement and Capacity Improvements](#)

**Location:** 1402 112<sup>th</sup> Ave SE

**Neighborhood:** West Bellevue

**File Number:** 13-134209-LO/13-134210-WA/13-134211-WG/14-130844-LI

**Description:** Recommendation of Shoreline Conditional Use Permit approval to the City of Bellevue Hearing Examiner, Administrative Approval of Shoreline Substantial Development Permit, Administrative Approval of Critical Areas Land Use Permit, and Administrative Approval of Planned Unit Development Amendment to construct a new replacement wastewater pump station and pipe conveyance system. The Bellefield wastewater pump and pipe project will include replacement of the sewer pump station wet and dry wells, installation of new system mechanical and electrical equipment and controls, installation of a new emergency power generator, installation of a new odor control facility, construction of a new control building, and construction/replacement of sewer pipelines as follows: Approximately 1,900 linear feet (lf) of double sewer force main (22-inch-diameter HDPE pipe each) downstream of the pump station to a sewer manhole in the intersection of 112th Avenue SE and Bellevue Way SE and 210 lf of 30-inch ductile iron (DI) gravity main across the intersection to a sewer manhole on the west side of the intersection. Approximately 1,800 lf of sewer main constructed under the ECBD phase from the proposed pump station upstream to tie-in with an existing sewer manhole in 112th Avenue SE adjacent to Surrey Downs Park (36-inch DI pipe). Approximately 200 lf of sewer main from the Bellefield Park Lane residential community to the new pump

station (8-inch pipe); Approximately 110 lf of sewer main from an existing manhole near the edge of Mercer Slough to the proposed pump station to pick up flows from the Bellefield Office Park (8-inch DI pipe); and Approximately 300 lf of water main across 112th Avenue SE to serve the replacement pump station (8-inch pipe). A public hearing will be held at the Bellevue City Hall on July 17, 2014, 7 PM to present the project to the City's Hearing Examiner for review and approval.

**Approvals Required:** Shoreline Conditional Use Permit approval, Shoreline Substantial Development Permit approval, Critical Areas Land Use Permit approval, Administrative Planned Unit Development Amendment approval, and ancillary permits and approvals.

**Decision:** Recommendation of Shoreline Conditional Use Permit approval to the City of Bellevue Hearing Examiner, Administrative Approval of Shoreline Substantial Development Permit, Administrative Approval of Critical Areas Land Use Permit, and Administrative Approval of Planned Unit Development Amendment

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Administrative Approval Appeal Period**

**Ends:** July 10, 2014, 5 PM.

**Shoreline Substantial Development Appeal**

**Period Ends:** July 17, 2014, 5 PM

Refer to page one for information on how to appeal a project.

**Public Hearing:** July 17, 2014, 7 PM; Bellevue City Hall; 450 110th Ave NE,

**Hearing Room:** City Council Chambers

**Date of Application:** November 15, 2013

**Completeness Date:** November 26, 2013

**Notice of Application Date:** December 5, 2013

**Applicant Contact:** Jay Hummel, City of Bellevue Utilities Department, 425-452-4160

**Planner:** David Pyle, 425-452-2973

**Planner Email:** [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)